

900 LOUISVILLE  
ROAD

900 Louisville Road | Frankfort, KY

**NOW  
PRE-LEASING!**

 Dahlem

 Dahlem

# THE SPACE

Location	900 Louisville Road Frankfort, KY 40601
Square Feet	4,500
Annual Rent PSF	\$23.00
Lease Type	NNN

Notes Pre-Leasing

# HIGHLIGHTS

- .987 Acres Zoned C2
- Single Use or Subdivided
- Drive Thru Capability
- Land Available for Purchase, Call Broker to Inquire

## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
6,134	21,780	42,287

## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$85,806	\$79,663	\$83,986

## NUMBER OF HOUSEHOLDS

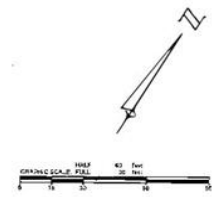
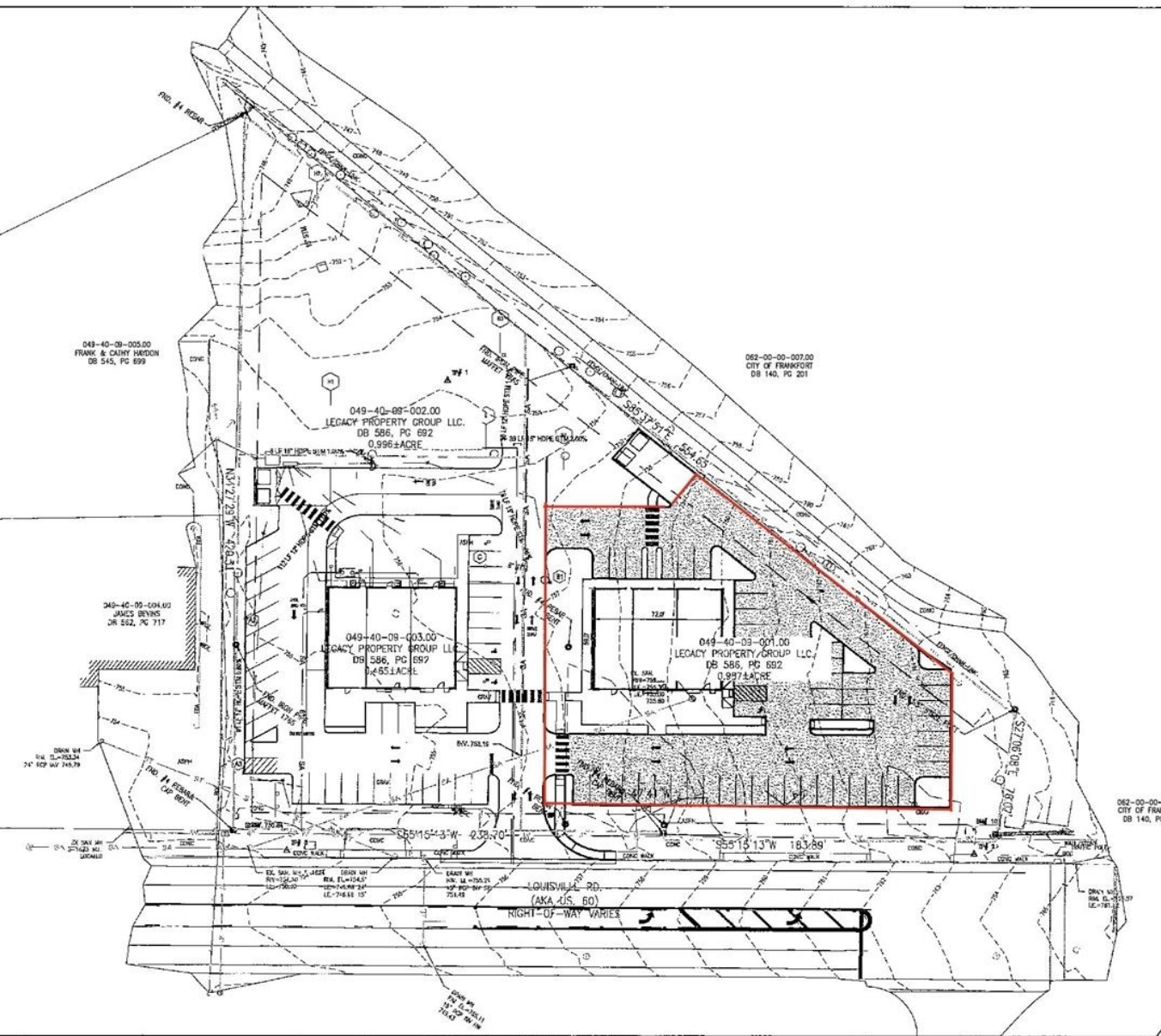
1.00 MILE	3.00 MILE	5.00 MILE
2,900	9,651	18,281

**SUBJECT PROPERTY**  
**900 LOUISVILLE RD**  
FRANKFORT, KY

**FRANKFORT**



**COMING SOON!!!**  
Paddocks of Frankfort - New \$150M,  
mixed used development,  
anchored by Target



DATE	BY	CHK	APP

PROJECT	NO.

DATE	BY	CHK	APP	CITY	COUNTY

ALTER DEVELOPMENT & REALTY  
 900 LOUISVILLE RD  
 CONCEPT LAYOUT

C-100



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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Dahlem. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Dahlem has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Dahlem has not verified, and will not verify, any of the information contained herein, nor has Dahlem conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

*Exclusively Marketed by:*

**Charlie Dahlem**

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